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BEAUFORT COUNTY
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LAND USE AND HOUSING
SUMMARY STATEMENTS /

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NORTH CAROLINA. Dept. of Natural Resources and Community Development

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W.P.

Beaufort County, Summary Statement on Land Use and Housing. 12700

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P. O. Box 514
Phone 919 - 946 - 2323
WASHINGTON, N. C. 27889

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LETTER OF TRANSMITTAL

We, the Board of Commissioners of the county of Beaufort do hereby endorse the Beaufort County land use and housing elements (Land Development Update and Housing Element Update) as general guides to the future growth and development of Beaufort County, this, the 2nd day of May, 1978.

Chairman
Beaufort County Commissioners

Attest:

Register of Deeds

SUMMARY STATEMENT

[§ 600.73 (c)]

The development and update of Beaufort County's land use and housing elements address the comprehensive plan requirement as stated in the above section. Both plans include broad goals and annual objectives. (Refer to Goals and Objectives section of both plans.) Also, the programs, as specified in both elements, were developed to accomplish the objectives and procedures outlined in the plan. Furthermore, both plans set forth criteria for evaluating whether or not the land use and housing plans' annual objectives are being met.

[§ 600.73 (c), d]

The land use and housing elements' supporting documents are:

- A. Beaufort County Land Use Plan (CAMA), 1976
- B. The Mid-East Housing Plan, June 1977

[§ 600.73 (e) (1)]

Primary responsibility for implementation of the land use and housing elements rests with the Beaufort County county department officials, planning boards, and other appointed boards are encouraged to make decisions that complement the county's land use and three-year program activities.

No specific county legislative action is necessary for implementation of program activities. However, the county and its people are aware that continued intensive development of community activities are dependent upon continued funding beyond the local level.

[§ 600.70 (a), (b)] Preface Housing Element

(a) The major purpose of the proposed Housing Element is to foster and coordinate an approach to promote the realization as soon as feasible concerning the goals of a decent home for every family in Beaufort County.

(1) Data was based on windshield survey, 1970 U. S. Census figures, Mid-East commutations, and the Beaufort County CAMA Land Use Document.

(2) To provide for the elimination of the effects of the discrimination in housing, a communication network will be set up to involve citizens and officials in housing problems. A second part is the Scatteration Plan. Its underlying concept is that families and individuals of low and moderate means should have some choice in selecting a place to live just as others of greater financial resources.

(3) The relatively poor economic background of the county combined with an extensive inventory of substandard housing are the chief factors why rehabilitation effects have been meager.

(4) The major goal for FY 77-78 is to establish a county housing information center and to establish communication with all persons and agencies concerned with housing.

[§ 600.67 (b)] Introduction Housing Element

Beaufort County has developed a comprehensive plan that over time addresses the elements of comprehensive planning as stated in the North Carolina Coastal Area Management Act of 1974.

[§ 600.70 (a) (2)] Page 23 Housing Element

Beaufort County's Housing Plan goal is to provide a decent house for every citizen in the county. In order to eliminate discrimination, the staff will work with interested groups in providing seed money for lower income housing and provide technical assistance to those groups.

[§ 600.70 (a) (3)] Page 8 Housing Element

Beaufort County's main thrust in housing is aimed at housing rehabilitation and preservation. The county has finished its tax revaluation which should give some reliefs to low income families. A water study is completed and a bond issue is scheduled for the November elections.

[§ 600.70 (b) (4)] Page 16 Housing Element

The county is working very closely with the Mid-East Commission and the Washington, and Belhaven Housing Authority, and will co-operate with the state.

[§ 600.70 (b) (2)] Page 16 Housing Element

In an effort to better serve Beaufort County's housing needs, and to prevent a double effort on the regional level, Beaufort County works in close co-operation with the Mid-East Commission.

[§ 600.67 (b)]

The Beaufort County Comprehensive Plan was completed and adopted May, 1976. This was required under the Coastal Area Management Act of 1974.

As the Housing Plan is carried out, the following environmental impacts are likely:

I. Natural Environment

If the plan is carried out, it is hoped that all the needed dwelling that would require construction would be done in a manner that does not disturb the natural environment. However, some adverse unavoidable impacts could be expected. These essentially would result when land covered with vegetation is developed. As a result, no matter how carefully land is developed, some minor adverse environmental impacts are likely.

II. Social Environment

The social impact the Housing Plan would have on the county is paramount. One of the major problems faced by the county is its large volume of substandard units would give hundreds of households an opportunity for a genuinely different and better living environment.

Beaufort County Historic Properties Commission is in operation and is working very close to the Beaufort County Housing Authority, the City of Washington, and the Historic Society.

[§ 600.67 (b)]

The consistency requirement of land use and housing element was fulfilled by utilizing the same population base data and projections, and by prioritizing complementing annual objectives.

[§ 600.73 (c) (6)]

The land use and housing elements utilize the A-95 Review process for reviewing all local land use, housing, and related activities.

[§ 600.72 (a)]

Beaufort County's data analysis and consideration of existing land use was based on the 1970 Census, the 1976 Windshield Survey, and the 1976 aerial photographs. The projected land needs were based on established growth patterns used by the Mid-East Commission, and the North Carolina Department of Natural Resources. Housing needs were assessed by the tax records, the windshield survey, and the Mid-East computations. A public facilities to support project needs was completed and adopted in 1976. Environmental impacts are assessed as needed by the Planning Board and the County Commissioners. Growth distribution is limited to the adopted Land Use Plan. Land use strategies to reduce energy consumption is limited to directing renewal and higher density land use. Beaufort County has no major federal activities in the area.

[§ 600.67 (b)] Page 10 Land Use Element

The county's broad goals and measurable objectives are addressed and defined over a five year time period, with instructions to review

the goals and objectives every year.

[§ 600.72 (b)] Page 21 Land Use Element

Long term policies are well defined in the Coastal Area Management Plan prepared for Beaufort County. Short term policies are reviewed annually. A well defined land classification system has been adopted and is enforced by the Planning Board.

[§ 600.67 (b)] Introduction Land Use Element

Beaufort County developed a comprehensive plan that over time, addressed the elements of comprehensive planning as described in 600.55 (c).

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